



# Hamptons

INTERNATIONAL



**Abingdon Road, London, W8**

4  2  1 

**£3,500,000**

(£3,500,000)

## Property details

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### Key features

- **3 bedrooms**
- **Interior designed**
- **En Suite bathroom**
- **Study**
- **Patio**

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## Description

This stylish Kensington home offers generous open-plan living and contemporary interiors throughout. On the ground floor, the front door opens directly into a spacious reception room that spans the full width of the house. Currently arranged as a dining area with informal seating, the high ceilings and wooden floors create a refined yet welcoming atmosphere. A guest WC is also located on the half landing. The lower ground floor features a striking open-plan kitchen with a central island and breakfast bar, flowing into a comfortable sitting area. Bi-folding doors open onto the garden, while a long skylight runs overhead, flooding the space with natural light. This level also benefits from separate street access and a useful storage vault. The first floor is dedicated to the principal bedroom suite, comprising a large bedroom, walk-in wardrobe and en suite bathroom with a bath. A study is positioned on the half landing. Two further bedrooms and a shared bathroom occupy the second floor. The property has been thoughtfully designed, with contemporary finishes on the lower levels to enhance the sense of light and space. Notable features include a striking staircase with wooden steps and open treads leading to the lower ground floor. Outside, the paved patio garden provides ample room for outdoor seating and entertaining. Situation Abingdon Road is a charming Kensington street, lined predominantly with Victorian terrace houses with white stucco detailing. The shops, restaurants and Underground station of Kensington High Street are close by, and the southern entrance to Holland Park is just a short walk away. Property Ref Number: HAM-62456































Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

# Floor plan

## ABINGDON ROAD

Approximate Gross Internal Area (Excluding Eaves / Reduced Headroom)

Lower Ground Floor = 628 sq. ft. (58.3 sq. m.)

Raised Ground Floor = 533 sq. ft. (49.5 sq. m.)

First Floor = 548 sq. ft. (50.9 sq. m.)

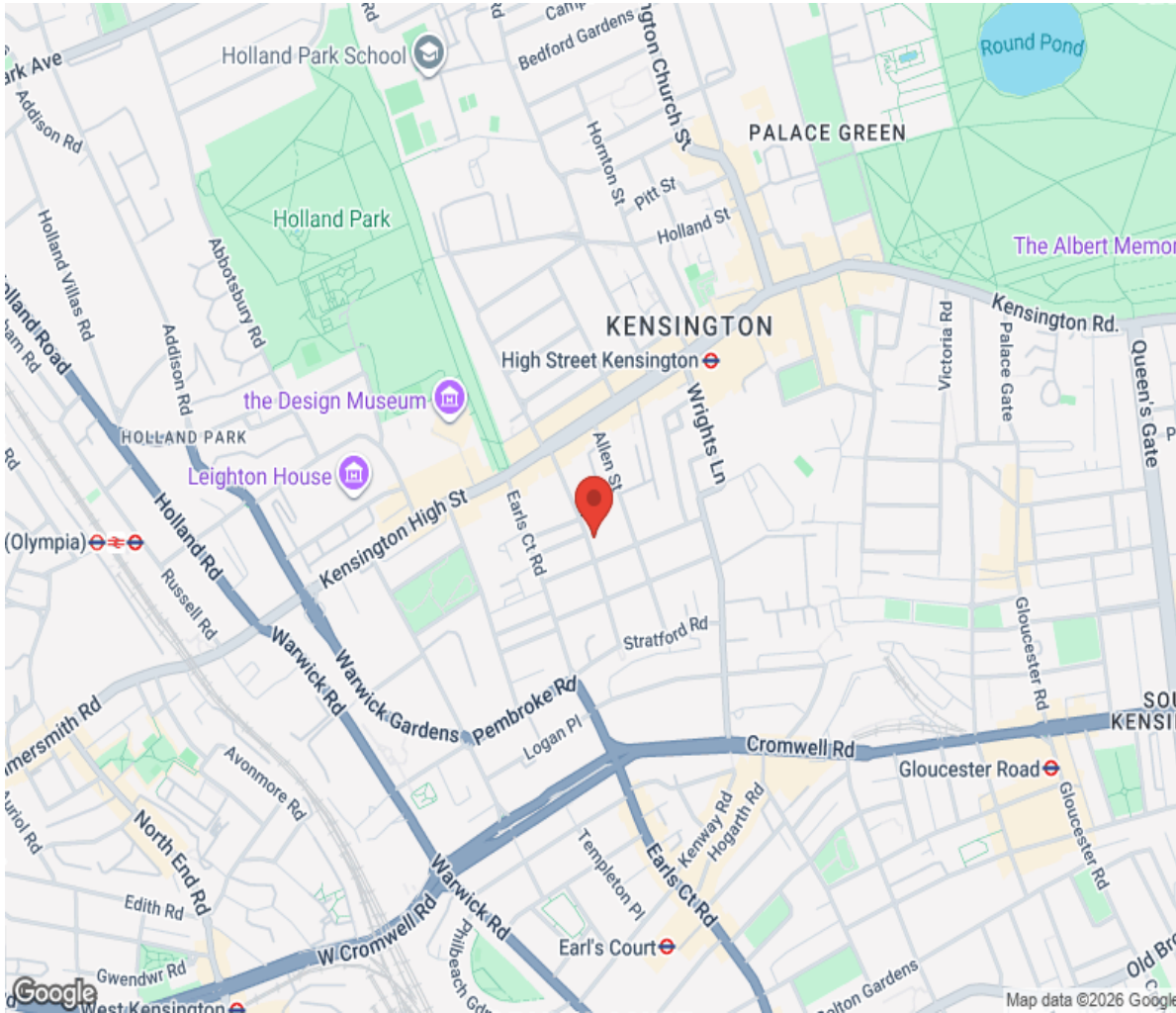
Second Floor = 415 sq. ft. (38.6 sq. m.)

Total = 2124 sq. ft. (197.3 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compositions before making any decisions reliant upon them.

# Location



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